



ESTATE AGENTS

41, Paynton Road, St. Leonards-On-Sea, TN37 7DY

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Price £269,500

PCM Estate Agents are delighted to present to the market an opportunity to secure this OLDER STYLE TERRACED THREE BEDROOMED HOUSE with LARGE REAR GARDEN conveniently positioned within the Silverhill region of St Leonards, close to popular schooling establishments, nearby local amenities and Alexandra Park.

The property offers modern comforts including gas fired central heating, double glazing and offers exceptionally well-proportioned and well-presented accommodation arranged over two floors comprising an entrance hall, OPEN PLAN DUAL ASPECT LOUNGE-DINER, modern kitchen, upstairs landing, THREE BEDROOMS and a MODERN BATHROOM. The property has an ENCLOSED TERRACED GARDEN arranged over two levels with potential for creating off road parking at the back of the garden, subject to relevant planning/building consents.

This house must be viewed to appreciate the convenient position on offer, please call the owners agents now to book your viewing.

PARTIALLY GLAZED FRONT DOOR

Leading to;

ENTRANCE HALL

Stairs rising to upper floor accommodation, radiator, wall mounted cupboard concealed consumer unit for the electric, telephone point, under stairs recessed area, wall mounted thermostat control for gas fired central heating, storage cupboard, door to;

OPEN PLAN LOUNGE-DINING ROOM

24'5" x 11'3" narrowing to 9'5" (7.44m x 3.43m narrowing to 2.87m)
Double aspect with double glazed bay window to front aspect, double glazed window to rear, television point, fireplace, coving to ceiling, double radiator, single radiator.

KITCHEN

12'9" x 8'9" (3.89m x 2.67m)
Modern kitchen fitted with a range of eye and base level cupboards and drawers with work surfaces over, space for freestanding cooker, fitted cooker hood over, inset one ½ bowl drainer-sink unit with mixer tap, space for tall

fridge freezer, space and plumbing for washing machine, space for tumble dryer, double radiator, part tiled walls, wood effect vinyl flooring, wall mounted boiler, window to rear and side aspect, double glazed pattern glass door opening to side and providing access to garden.

FIRST FLOOR LANDING

Loft hatch providing access to loft space, radiator, door to;

BEDROOM ONE

15'7" x 11'4" (4.75m x 3.45m)
Fireplace, radiator, built in cupboard, two double glazed windows to front aspect.

BEDROOM TWO

11'7" x 9'8" (3.53m x 2.95m)
Wood laminate flooring, fireplace, built in cupboard, coving to ceiling, radiator, double glazed window to rear aspect with pleasant views over the garden.

BEDROOM THREE

9'0" x 6'3" (2.74m x 1.91m)
Radiator, double glazed windows to rear aspect.

BATHROOM

Panelled bath with mixer tap and shower over bath, glass shower screen, dual flush low level wc, vanity enclosed wash hand basin with mixer tap, tiled walls, chrome ladder style heated towel rail, wood effect vinyl flooring.

OUTSIDE - FRONT

The property occupies an elevated position set back from the road with steps up to the front door.

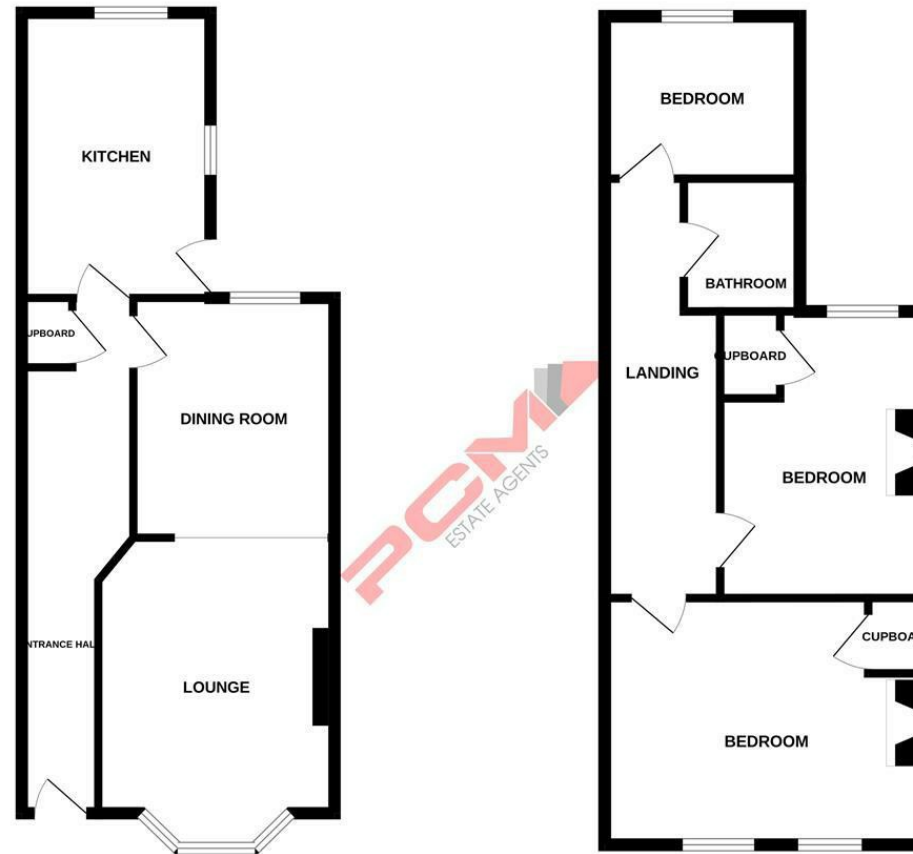
REAR GARDEN

Mainly laid to lawn and over two levels, access from the kitchen to a lower patio area with outside water tap, steps up to the main section of garden which is mainly laid to lawn with fenced boundaries and area for seating.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	